

MINUTES FOR THE BOARD OF EQUALIZATION MEETING
MONDAY, NOVEMBER 14, 2011 AT 10:30 A.M.

A meeting of the Cochise County Board of Equalization was held on Monday, November 14, 2011 at 10:30 a.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, AZ. In attendance were Pat Call, Chairman; Ann English, Vice Chairman; Richard Searle, Member; Dave Fifer, Civil Deputy County Attorney; Terry Anderson, Deputy Assessor; and Arlethe Rios, Assistant to the Clerk of the Board.

Vice Chairman English called the meeting to order at 10:32 a.m.

All three Supervisors were in attendance.

CONSENT

1. Approve all uncontested Hearing Officer recommended decisions for Petition for Review of Notice of Change hearings held on October 28, November 3, and November 9, 2011.

Vice-Chairman English moved to approve all uncontested Hearing Officer recommended decisions for Petition for Review of Notice of Change hearings held on October 28, November 3, and November 9, 2011. The motion carried unanimously.

ACTION

2. Uphold or amend the Hearing Officer's recommended decision for parcel numbers 403-50-002 E and 404-22-002 K (Stryker)

Mr. Ted Offutt, Appraiser, presented this item. Mr. Offutt reviewed the property and comparable values with the Board. He stated that the property owner received a notice of change due to a statutory change of legal class, which went from residential to rental. During the hearing with the hearing office the property owner failed to submit any type of comparable sales showing that this property was not equal to other properties in the area.

Vice-Chairman English stated that the value of the property seemed to be in line with other properties in the area.

Supervisor Searle moved to uphold the Hearing Officer's recommended decision for parcel numbers 403-50-002 E and 404-22-002 K (Stryker). Vice-Chairman English seconded the motion and it carried unanimously.

3. Uphold or amend the Hearing Officer's recommended decision for parcel 124-41-007 F (Fasanella)

Mr. Offutt, Appraiser, presented this item. Mr. Richard Fasanella, property owner, was present telephonically. Mr. Offutt reviewed the property with the Board. He stated that the reason Mr. Fasanella had received a notice of change was due to addition of a mobile home to the property. Mr. Fasanella stated that the property was not a rental because his older son lived there and that he was not in objection to the valuation, only the classification.

Vice-Chairman English stated that Mr. Fasanella faxed in an affidavit in compliance with the Assessor's request in order to change the classification of the property to Ms. Motter.

Mr. Offutt stated that the hearing was not about the classification, but about the valuation.

Mr. Fasanella stated that the reason he had objected was due to the classification, not the valuation, and that he wanted the affidavit to be submitted in order for the Assessor's Office to change the classification of the property back to residential.

Chairman Call directed staff to contact Mr. Fasanella regarding the affidavit and classification of his property to change.

Vice-Chairman English moved to uphold the Hearing Officer's recommended decision for parcel 124-41-007 F (Fasanella). Supervisor Searle seconded the motion and it carried unanimously.

4. Uphold or amend the Hearing Officer's recommended decision for parcel 123-20-015 (Stoddard)

Mr. Terry Anderson, Chief Appraiser, presented this item. Mr. Anderson discussed the location of the parcel and reviewed the comparables used by the Assessor's Office.

Ms. Tanya Stoddard, property owner, read a statement to the Board which was prepared by her husband. The statement outlined comparable sales used by the Assessor's Office and comparing them to comparable properties he researched based on bank sales in the area.

Vice-Chairman English clarified that the point of this process was to impose equality in the discussed areas. She asked that the Assessor's Office provide information that ensured the comparables were equal to the property in question.

Chairman Call recessed the meeting at 11:19 a.m. to give Mr. Anderson time to get better comparables.

Chairman Call reconvened at 11:40 a.m.

Mr. Anderson presented a map that had four comparables that ranged in price and size equal to the property in question.

Supervisor Searle said that he did not think the market value was fair and did not agree with the valuation.

Mr. Anderson stated that in order to reassess an area the sales ratio has to be above 80 and this area came in at 72.85.

Supervisor Searle moved to amend the hearing Officer's recommended decision for parcel 123-20-015 (Stoddard) to \$65 a square foot, which would be equal to the new comparables presented by the Assessor's Office. Vice-Chairman English seconded the motion and it carried unanimously.

There being no further business, the meeting was adjourned at 11:51 a.m.

APPROVED

ATTEST:

Patrick G. Call, Chairman

Arlethe Rios, Asst. to the Clerk of the Board